

NOTES

1. PARCEL "B" IS TO BE AN ADDITION TO LOT 100 BANKS O' DEE SUBDIVISION, PB.50 P.123, LEWIS CLIFTON AND IMOIN LOWRY ELLIS, LIBER 220, FOLIO 546.
2. A DEED OF CONSOLIDATION FOR PARCEL "B" WITH LOT 100 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
3. PARCEL "C" IS TO BE AN ADDITION TO LOTS 65 AND 66 BANKS O' DEE SUBDIVISION, PB.4 P.19, BOBBY W. AND BONNIE LOU JEWELL, LIBER 2800, FOLIO 553.
4. A DEED OF CONSOLIDATION FOR PARCEL "C" WITH LOTS 65 AND 66 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
5. PARCEL "D" IS TO BE AN ADDITION TO LOT 64 BANKS O' DEE SUBDIVISION, PB.4 P.19, DONALD V. AND BARBARA C. BEALL, LIBER 1531, FOLIO 304.
6. A DEED OF CONSOLIDATION FOR PARCEL "D" WITH LOT 64 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
7. PARCEL "E" IS TO BE AN ADDITION TO LOT 63 BANKS O' DEE SUBDIVISION, PB.4 P.19, DONALD V. AND BARBARA C. BEALL, LIBER 1590, FOLIO 552.
8. A DEED OF CONSOLIDATION FOR PARCEL "E" WITH LOT 63 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
9. THESE PARCELS AND ALL ADJOINING PARCELS ARE ZONED AC (AGRICULTURAL CONSERVATION).
10. PARCELS "B,C,D,E" ARE EXEMPT FROM THE FOREST CONSERVATION ORDINANCE.
11. PARCELS "B,C,D,E" ARE COMPLETELY LOCATED WITHIN THE 1000 FOOT CHESAPEAKE BAY CRITICAL AREA ZONE.
12. AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT OF ANY OF THE LOTS SHOWN HEREON, THE REQUIREMENTS OF THE CHARLES COUNTY ZONING ORDINANCE ARTICLE IX, CRITICAL AREA WILL HAVE TO BE MET.

OWNER'S CERTIFICATION

WE, PAUL A. ELDREDGE AND MARTHA M. ELDREDGE, OWNERS OF PARCELS "B,C,D,E", HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS MORTGAGES OR RIGHTS-OF-WAY AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS Paul A. Eldredge DATE 9/28/03
Paul A. Eldredge
 WITNESS Martha M. Eldredge DATE 9/28/03
Martha M. Eldredge

This plat has been reviewed and found to be in conformance with applicable provisions of COMAR 26.04.03.01.

DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH DATE 10/10/03

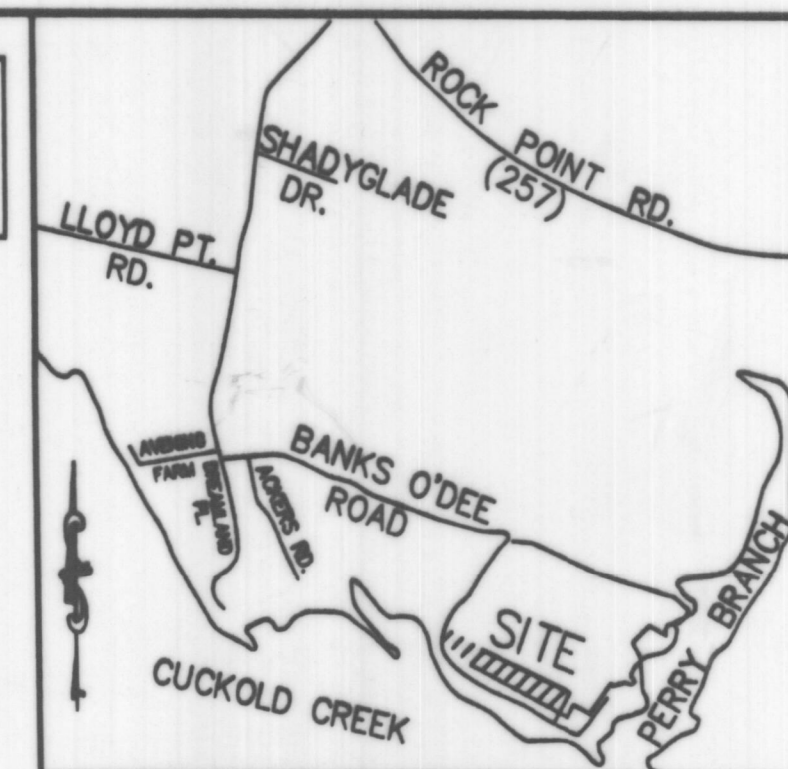
This plat has been reviewed and found to be in conformance with applicable County Ordinances, Plans & Policies.

DIRECTOR, PLANNING AND GROWTH MANAGEMENT DATE 10/16/03

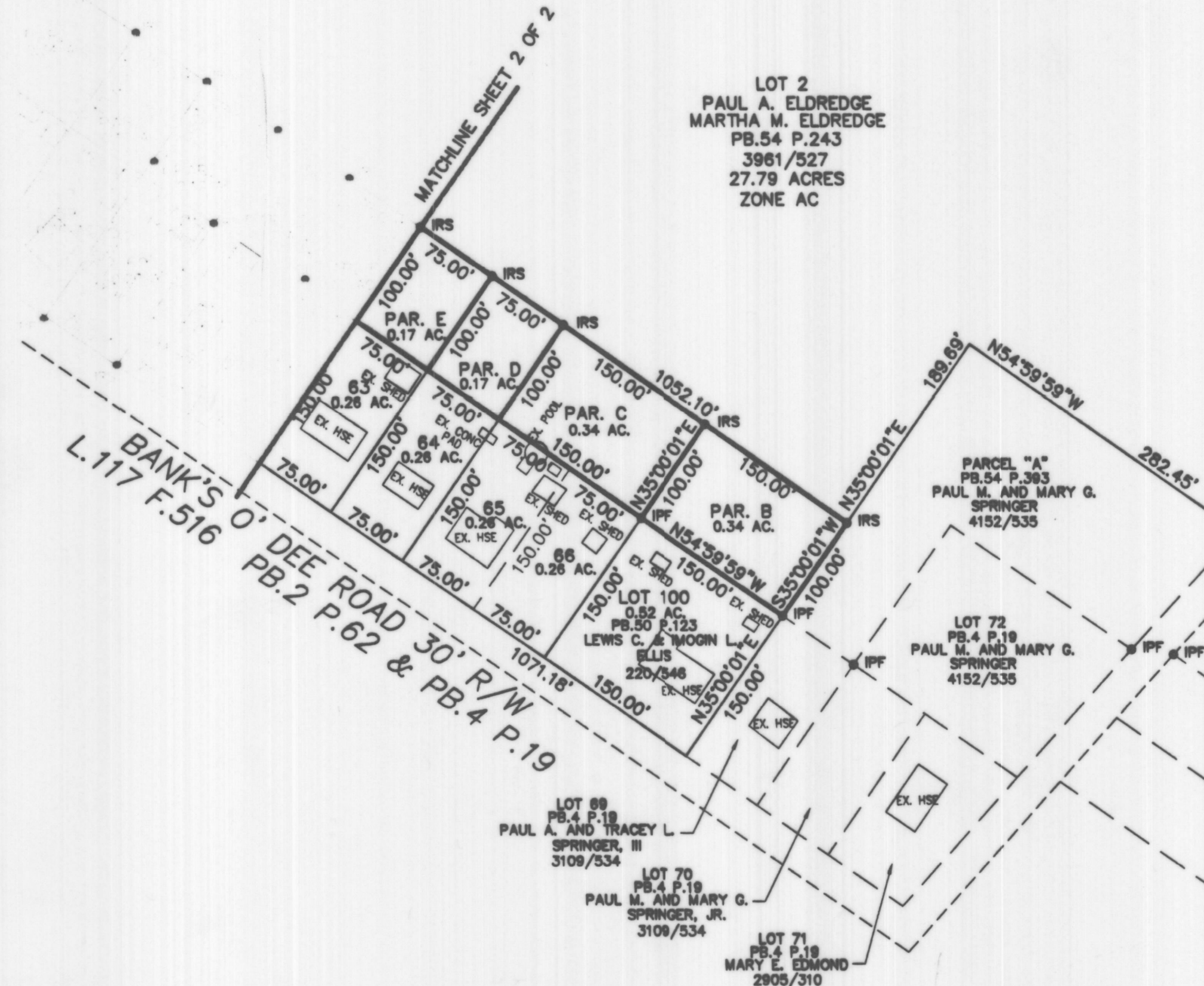
CHARLES COUNTY PLANNING COMMISSION

DATE RECORDED: _____ BY: _____

LIBER NO. _____ FOLIO NO. _____



VICINITY MAP SCALE: 1"=2000 FT.
TAX MAP 86, PARCEL 17 & 18, GRID 9



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT PARCELS "B,C,D,E,F,G,H,I,J,K,L,M AND N" ARE PART OF THE LAND CONVEYED BY ROY E. ROBERTSON AND SHARON A. ROBERTSON TO PAUL A. ELDREDGE AND MARTHA M. ELDREDGE BY DEED DATED FEBRUARY 25, 2003 AND RECORDED IN LIBER 3961, FOLIO 527 ALSO BEING PART OF LOT 2 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 54, PLAT 243, ALL RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THAT SURVEY MARKERS HAVE BEEN OR WILL BE SET AS SHOWN THUS —●— AND THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

Dietrich H. Steffens
 DIETRICH H. STEFFENS
 PROFESSIONAL LAND SURVEYOR
 MD REG. # 2048

9/30/03
 DATE

PLAT 1
 PLAT OF CONSOLIDATION
 PARCELS B,C,D,E,F,G,H,I,J,K,L,M,N & O
 LAND OF
ELDREDGE & MITCHELL

5TH ELECTION DISTRICT
 CHARLES COUNTY, MARYLAND

IPF=IRON PIPE FOUND
 IRS=IRON ROD SET WITH CAP STAMPED PROP. MARK CORP-49

DH Steffens Co.
 ESTABLISHED 1923
 ENGINEERS - SURVEYORS - PLANNERS
 Copyright ©
 Internet: www.dhsteffens.com Email: dhsteffensco@dhsteffens.com

317 Charles Street
 P.O. Box 1700
 La Plata, Maryland 20646
 Telephone: (301) 834-2821
 (Metro): (301) 870-3253
 Fax: (301) 884-3295
 22335 Exploration Drive
 Suite 1020
 Lexington Park, Maryland 20653
 Telephone: (301) 862-2228
 Toll Free: (800) 331-1588
 Fax: (301) 862-2350

SEAL:	OWNER PARCELS B-N PAUL A. & MARTHA M. ELDREDGE P.O. BOX 150 NEWBURG MARYLAND 20684
LOTS 72,52-86,100 BANKS O'DEE LAND OWNERS C/O MR. EDWARD SAUNDERS 14890 BANKS O'DEE RD. NEWBURG, MD. 20684	
REVISION	LP SHEET 1 OF 2
DATE	05/03 C0050-0301
RDS	SCALE 1" = 100' C0050

XRS#03-0070 90729

1-132424231-1
 3/4/3